



**Deerfield Beach Community Redevelopment Agency
MEETING MINUTES**

Monday, June 23, 2014, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:29 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz
Mr. Joseph Miller
Mr. Richard Rosenzweig
Vice Chair Ben Preston
Chair Jean M. Robb

Also Present: Burgess Hanson, City Manager
Andrew Maurodis, City Attorney
Quintella Jones, Office Supervisor

Absent: None

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:29:34

May 13, 2014

MOTION was made by Mr. Rosenzweig and seconded by Vice Chair Preston to approve the May 13, 2014 Minutes as submitted. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:29:47

June 23, 2014

MOTION was made by Mr. Miller and seconded by Mr. Rosenzweig to approve the June 23, 2014 Agenda as submitted. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

GENERAL ITEMS

ITEM 1

DIGITAL TIME STAMP: 6:29:59

CRA Resolution 2014/006 - A Resolution of the Community Redevelopment Agency for the City of Deerfield Beach, Florida, approving Relbak, Number One Inc's, request for commercial façade improvement grant funding for 2054 NE 2nd Street, for an amount not to exceed \$28,000.00.

GENERAL ITEMS - CONTINUED

The Resolution was read by title only.

Kris Mory, CRA Director, outlined Item 1 and highlighted photos of the current building and conditions. She said that the owner proposed a \$59,000 façade improvement and will be removing the brick façade. The building will receive a new awning, signage and exterior. Thereafter, Ms. Mory showcased photos of the proposed building; bids have been received from three (3) contractors and the project is ready for permitting.

Chair Robb opened the public hearing; there were none to speak. Thereafter, she closed the public hearing.

MOTION was made by Mr. Miller and seconded by Mr. Preston to approve Item 1, adopted CRA Resolution 2014/006. Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

ITEM 2**DIGITAL TIME STAMP: 6:31:44**

CRA Resolution 2014/007 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, awarding Bid #2013-14/13 for the SE 15th Avenue Roadway Improvements Project to the lowest responsible responsive bidder MBR Construction, Inc. for an amount not to exceed \$599,678.08 in accordance with the bid specifications.

The Resolution was read by title only.

Kris Mory, CRA Director, provided a brief history of the project, including the bid process which entailed a total of three (3) bids; the tabulation is included in the backup. The low bidder was MBR Construction with a complete price of \$599,678.08, which includes a \$50,000 contingency for unexpected expenses. If approved, any change orders will be presented to the Board for consideration.

Chair Robb opened the public hearing; there were none to speak. Thereafter, she closed the public hearing.

MOTION was made by Mr. Miler and seconded by Mr. Preston to approve Item 2, adopted CRA Resolution 2014/007. Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

ITEM 3**DIGITAL TIME STAMP: 6:33:25**

Presentation regarding Sullivan Park 50% design drawings and preliminary cost estimate

Kris Mory, CRA Director, said at the last meeting, there was discussion concerning changes to the Sullivan Park Master Plan. She introduced Mr. Hollingsworth, who will provide a PowerPoint presentation of the proposed drawings. Ms. Mory said following the presentation, she will outline the cost estimate.

GENERAL ITEMS - CONTINUED

Randy Hollingsworth, Bermello Ajamil Associates, 2601 S. Bayshore Drive, Miami, said 50% of the drawings have been completed for construction of the Sullivan Park project and there are very few changes.

Playground Area - Mr. Hollingsworth said the playground area is a shade structure over two (2) separate playgrounds with a picnic shelter in the center. The picnic shelter has been placed on the north side of the playground and provides a great panoramic view. There will be two (2) different playgrounds; one for 2 - 5 year olds and the other for 5 - 12 year olds; both will be under the shade structure. There will be two (2) different separate structures underneath the shade structure; the look will be very contemporary, including the furniture, waste receptacle, pay station, benches, etc. Mr. Hollingsworth also highlighted the plant material selected for the landscape plan; whereby, they have selected low maintenance and low water requiring plant material for easy and economical maintenance.

Continuing, Mr. Hollingsworth said the park structures remain similar to what was previously approved; the restroom facility, which is on the interactive water feature and the pedestrian stair tower that leads to Hillsboro Boulevard. He showcased the stair tower, as well as the restrooms which was approved and has been carried through the construction and design details of the project. Also highlighted was the floating dock, which has been shortened for the paddleboards and moved northward, as there is sea grass present; six (6) docks for perpendicular boat parking, the dock for the island ferry and a prospectus for the actual restroom building.

Ms. Mory said that initially, the park was projected at \$5.7 million; now at 50% design, it is being projected at \$4.9 million. That estimate includes a 15% design contingency, which is approximately \$700,000. If the project stays on track, the contingency will shrink and likely bring the project into budget. The construction alone is \$3.4 million; the additional line items include overhead, general contractor profit, bonds, etc. She said the most expensive item in the park is the restroom, which is a necessary feature; thereafter, she outlined the costs for other components of the park. She said there are certain elements that will increase the project's cost for maintenance and quality, but is hoping to bring other things out that will level the cost; i.e. tree relocation. Ms. Mory said that there are 80 palm trees present and it has to be determined which trees can be saved, as it is less expensive to remove and replace versus remove and relocate. Additionally, using a stainless steel staircase will be less expensive and will hold up better in a salt environment. Ms. Mory continued to list various components that may or may not increase the cost, as well as maintenance.

Mayor Robb opened the public hearing.

Marty McGeary, 1442 SE 6th Street, Deerfield Beach, asked where fishing would be available.

Mr. Ganz said that there are two (2) fishing areas; however, there are recommendations from the Marine Advisory Board that he will address. He also highlighted the fishing areas.

GENERAL ITEMS - CONTINUED

Barbara Moriarty, 617 Emerald Way West, Deerfield Beach, asked what type of material will be used for the shade over the playground area.

Mr. Hollingsworth replied that the shade structure is a strong fabric designed for high winds; there are different levels, which can be left up until a hurricane approaches.

Marge Hilton, 1101 SE 5th Court, Deerfield Beach, said that she likes the concept, but did not see any information on the parking lot. She said it was previously mentioned that there would be material down that looks like grass that visitors can park on and whether it would still be done.

Mr. Hollingsworth highlighted the parking area that could include a turf block/turf grass area; however, included in the plan is a budget for a full asphalt parking lot, as the City wanted to see the cost for paving. Turf is still an option and the drawing was done to allow pricing.

In response to Chair Robb's question, Mr. Hollingsworth replied that there are 66 parking lots that will be metered. Additionally, he outlined the location of the pay station, before entering the park.

Mr. Miller said he believed that the most southern parking dealt with having a more natural setting, but also easement.

Mr. Hollingsworth outlined the FDOT right-of-way; however, at this point, it may not be a requirement that it be a turf block, as the parking area is not an issue for them. The most important factor is to determine how much car traffic will be in the parking lot, because at a certain point, grass parking lots become a maintenance issue.

Ms. Mory said that particular item is an example of something that the Board may want to address as an add alternate when going out to bid. She said both options are still on the table.

Don Wheeler, President of Hillsboro Landings, said he is very excited about the park; however, he is very worried about the fishing area being near their building. There is a picnic area adjacent to the beginning of the docks and he is not sure where fishing will be, but supports there being an area for it. Mr. Wheeler said the boats that will be in the park will be transitional boats and the area should be further east. He commented on people playing music while fishing, as well as leaving fish material and trash behind. He suggested that it not be next door to their residence.

Mr. Ganz said that it was discussed at the Marine Advisory Board Meeting. We all are trying to accommodate everyone; kayaking, boating, fishing, etc. in a very small area. Currently there are two (2) designated fishing areas; the Marine Advisory Board recommended eliminating docks to the north and placing another fishing area at Hillsboro Landings condominiums.

GENERAL ITEMS - CONTINUED

Ms. Mory said that is what was proposed for elimination; either two (2) to three (3) of the docks and creating a designated fishing only area. She outlined the existing area for fishing.

Mr. Wheeler said having the area right upfront is not a good idea. There are 150 people who will be very upset by this.

Ms. Mory said that Mr. Wheeler's group participated in all the public hearings and reminded the Board that a certain grant fund was not accepted because it was told that fishing was important and some of the grants would not allow fishing.

Vice Chair Preston commented on some of the problems that could be created by fishermen. Currently, you are able to fish in the entire area without hindrance and as an avid fisher he would not want to be limited to one (1) or two (2) areas, as it would not work. He said a few families would quickly take up the designated space, but the aim of the project should be allowing families to fish comfortably. He suggested allowing people to fish until a problem is presented, but to assume that a problem will be created is not good. He said overcrowding the area will create additional problems and suggested having the entire area open. In the event that residents are offended, then it should be handled.

Mr. Wheeler said that there are issues on a regular basis, and his assumption is that the residents do not want it stuck in their area.

Mr. Rosenzweig suggested finding a way to reduce the noise before a problem presents itself and keeping the fishing out of their area.

David Cohen, 953 SE 6th Street, said going there to enjoy nature is disrupted by the noise and cigarette smoke, as it is constantly there now.

Vice Chair Preston said that there are concerns at this point, but the park is not built and the issues presented now may not be there. If the area is left open for fishing and not in a narrow corner, there will be less of an issue.

Mr. Ganz said that there has to be an accommodation for every desire and they will eventually get to a point of designating fishing and non-fishing areas. He said he also advocates fishing, but the biggest issue is that people will be set up to fish all day and will sit at the launch, as it is tight and right now it is open. Notwithstanding, it is all illegal since it is private property. The problem is not everyone will be happy and he is not sure what the resolution is. The map clearly delineates shrinkage of the fishing area and at this point, the Board will have to make a decision. The Marine Advisory Board's recommendation is contrary to the public's desires and will have to be abandoned but possibly accommodated in a different area.

GENERAL ITEMS - CONTINUED

Vice Chair Preston suggested that the Board visit the pier, as there is constant competition with kite surfing, regular surfing and swimmers. He suggested imposing safety measures; i.e. kite surfers not being cast. The Board will not be able to eliminate any potential problems that may occur by design and must trust the people.

Mr. Rosenzweig agreed with Vice Chair Preston; however, he recommended enforcing the noise ordinance and reviewing the hours of operation to accommodate fishermen for possible regulation if it becomes a major issue.

Ms. Mory said that nothing has been permitted. One idea was to partner with Broward County and combine the Broward County floating dock facility with the City's, to make it one overall larger facility. This would result in shifting the floating dock further north, which would create additional fishing space.

Mr. Miller said that expanding the fishing area in conjunction with Broward County's pier has the most merit, and that fishing could not be directly next to condo property. He recommended that it be the Commission's consensus.

Chair Robb said that since there are a group of impacted residents, changes need to be made for accommodation. She also commended Ms. Mory for the reduction of the budget and with metered parking, which should offset the \$210,000 for the parking lot.

Chair Robb closed the public hearing.

Mr. Miller said that he has spoken with other condo owners who have indicated that the current can be very strong and that the proposed boat slips may become difficult for a novice boater to park and is recommending parallel docks. He asked if this is already finalized.

Ms. Mory said if the Board directs differently; the next decision would be whether to make the slips out of wood or concrete. She said if the Board wishes to make a change, she will need direction.

Mr. Miller asked that Staff explore other options of adding fishing elsewhere.

Chair Robb suggested that a motion be made to allow Staff to research a viable solution to the residents' current issues.

In response to Vice Chair Preston's question, Mr. Miller replied yes. Currently, the area is a boat dock and by making it a fishing designated area, the boat docks would be eliminated. As a good neighbor, there would not be any fishing at the western most end of the park.

Mr. Ganz said the Marine Advisory Board has recommended eliminating some of the T-dock boat slips at the north end adjacent to the condominium and creating a designated fishing area to add a third primary focused fishing area; which is different than what is

GENERAL ITEMS - CONTINUED

there. Additionally, Mr. Ganz asked if the design features displayed are being approved or will it be brought back later.

Ms. Mory replied it will be presented again for approval at 90%. Furniture types and finishes had to be specified for an accurate cost estimate. At 90%, the Board will be able to make changes and advise on pricing at that time.

Burgess Hanson, City Manager, said that anytime throughout the life of the park, operational regulations can be changed at the Commission's discretion. The design will not hinder their ability to make changes.

MOTION was made by Mr. Rosenzweig and seconded by Mr. Miller to accept the presentation and design as is and communicate with Broward County about moving the docks forward. Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

ITEM 4**DIGITAL TIME STAMP: 7:13:48****[Update on re-designation of SRA1A as a Scenic Highway](#)**

Kris Mory, CRA Director, said Item 4 is for informational purposes only. It outlines that monies spent on supporting the management study for the re-designation of A1A, as a Scenic Highway was approved by the State of Florida and the City has that award for another five (5) years.

PUBLIC INPUT

Marge Hilton, 1101 SE 5th Court, Deerfield Beach, asked if there would be tables to cut fish.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:14 p.m.

JEAN M. ROBB, CRA CHAIR

ATTEST:

Ada Graham-Johnson, MMC, CITY CLERK